

REGULAR MEETING OF THE BUCHANAN CITY COMMISSION
MONDAY, MARCH 13, 2023 – 7:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE COMMISSION OF THE CITY OF BUCHANAN, in compliance with Michigan’s Open Meetings Act, hereby gives notice of a regular meeting of the Buchanan City Commission to be held in the Chamber of City Hall.

* Requests to be added to the agenda as a “Scheduled Matter from the Floor” should be submitted in writing to the City Clerk at least 5 business days prior to the scheduled meeting during which the speaker wishes to appear, and the approval of such requests remain within the discretion of the Mayor. If denied, the speaker may nonetheless speak during the “non-agenda items only” public comments section of the agenda.

* Those who are unable to appear during a meeting but who still wish to share public comment may submit such comments in written form to the City Clerk at least 4 hours in advance of the meeting.

* Individuals with disabilities may request necessary reasonable accommodations by submitting requests to the City Clerk, preferably at least 24 hours in advance.

* Written requests and comments may be submitted to the City Clerk either in person or via mail to Buchanan City Hall, 302 N. Redbud Trail, Buchanan, MI 49107, or via email to clerk@cityofbuchanan.com

I. Call to Order

Meeting was called to order by Mayor Sean Denison at 7:00 P.M.

II. Recognition

A. *The City Commission would like to recognize a special volunteer.*

“The City Commission along with City Staff would like to Recognize Buchanan’s Archivist, Peter Lysy. Peter has donated countless hours archiving and organizing city hall as well as donating his time finding records dating back to the 1850’s. The work he was done has been a tremendous benefit to the city and the staff. I would like to present this key to the city to Peter Lysy, Buchanan’s Archivist”.

III. Pledge of Allegiance

Mayor Sean Denison led in the pledge of allegiance.

IV. Roll Call

Present: Mayor Sean Denison, Mayor Pro Tem Mark Weedon, Commissioner Patrick Swem, Commissioner Dan Vigansky, Commissioner Larry Money

City Staff: Interim City Manager, Tim Lynch; Community Development Director, Rich Murphy, Main Street Manager/Assistant Community Development Director; Ashley Regal; Director of Public Services, Mike Baker; Chief of Police Harvey Burnett; Director of Public Services, Tim Ganus; Water Operator in Charge, Craig Miller; Admin Assistant, Emma Lysy

V. Approve Agenda

Motion made by Swem, supported by Money to amend the agenda by moving section VII. “Close of public hearing under” to Section VI item B. Also, to amend Section VII to be renamed -Consideration of Sale of Ross-Sanders Home, adding item A. Motion to make findings, item B. Motion to consider sale of Ross-Sanders Home, and item c. Motion to consider potential matter of sale. Add item F. under consent agenda to include the recommendation of drafting a letter of support for the County’s Robin Grant Application to support Broadband access to rural communities. Roll call vote carries unanimously.

VI. Open Public Hearing

- A. *Public Hearing is being held pursuant to Section 8.7 of the City Charter for the purpose of the City Commission considering, accepting public comment on, and deciding upon the possible sale of the City real property located at 107 W. Front St. Buchanan, MI 49107 Ross Sanders House.*

Motion made by Weedon, supported by Vigansky to open the public hearing at 7:07 P.M. pursuant to Section 8.7 of the City Charter for the propose of the City Commission considering, accepting public comments on, and deciding upon the possible sale of the city real property located at 107 W. Front, Ross Sanders House. Roll call carries unanimously.

Denison read to the public the Announcements of the Public Hearing.

Michael Rowland- interested in the Ross Sanders house, this would be the next step for the Michigan Gateway Foundation for their growing foundation. They would continue the preservation of the building and preserving community impact for the building.

Beth Murphy- Comments about the historical value of the Ross Sanders House. The Buchanan Preservation Society agrees with the selling of the building to a civic minded group or organization as long they agree to the historic preservation easement being placed on the property and wish to restore the building.

- B. Close of Public Hearing

Motion made by Swem, supported by Vigansky to close the public hearing at 7:16 P.M. Roll call vote carries unanimously.

VII. Consideration of sale of Ross-Sanders Home

A. Motion to make findings of Ross-Sanders Home

Motion made by Swem, supported by Money to make findings whether the Ross-Sanders house is any longer required for the purpose for which it was acquired by the city or that the sale of the House would be in the public interest. Roll call vote carries unanimously.

B. Motion to consider sale of Ross Sanders Home

Motion made by Vigansky, supported by Weedon to place for sale the Ross-Sanders House. Roll call vote carries unanimously.

C. Motion to consider potential matter of sale.

Motion made by Weedon, supported by Swem on the manner in which to carry out the sale by Requests for proposals RFP. Roll call vote carries unanimously.

VIII. Public Comment - Agenda Items Only (3-minute limit)

None.

IX. Consent Agenda (can be approved all in one motion, for general housekeeping items)

A. Minutes

- 1) *Consider approving Regular Meeting Minutes from February 27, 2023.*
- 2) *Consider approving Work Session Meeting Minutes from February 20, 2023.*
- 3) *Consider approving Special Meeting Minutes from February 20, 2023.*

B. Consider excusing Commissioner Larry Money from the February 27th, 2023 Regular Meeting.

C. Consider the rate adjustment for Kotz Sangster PC

D. Expenditures

- 1) *Consider approving General Expenditures for March 13, 2023, in the amount of \$318,349.04.*

2) Consider approving the Summer/Winter 2022 Tax Disbursement for February 01 through February 14, 2023, in the amount of \$92,867.70.

E. Consider approving the recommended BARB bylaws

F. Letter of Support for the County's Robin Grant Application in support of Broadband access to rural communities.

Motion made by Swem, supported by Money to approve the amended consent agenda. Roll call vote carries unanimously.

X. Scheduled Matters from the Floor *(if any)*

A. Daniel Burns with AVB & The Barton Group

1) Consider finalizing the DPW building construction site.

Daniel Burns gave a quick overview of the project for the past month. After bids were received and bid interviews were had AVB was able to find some savings. The building total construction site coming in at 4.9 million dollars. Total project cost came in at 5.3 million dollars, the commission then tasked AVB to do a comparative cost to 700 E. 3rd St. with the construction costs coming in a million dollars lower but purchasing that site would be a more of an expensive option. AVB is recommended moving forward with the Clark St. project.

Motion by Vigansky, supported by Money to approve the construction of the DPW building at 606 Clark St.

Yea: Vigansky, Money, Denison

Nay: Swem, Weedon

Motion carries 3 to 2.

XI. Reports by: Departments, Committees, Boards

A. Mainstreet Manager/ Assistant Community Development Director-Ashley Regal

1) Main Street Update - Spring 2023

Regal gave a brief update on the Main Street Program and what they are working on next. They are working on signage for Buchanan, as well as working on art projects around downtown and creating events for the city. Goals include revitalizing downtown as well as working on a business incubator at 101 Days Ave.

2) Consider the Career and Technical Education (CTE) Program with Buchanan High School

Buchanan High School has a CTE Program, and the city has approached the school about being part of this. The wastewater and water departments would benefit from this program with attracting local kids that have interest in this career pathway.

Motion made by Money, supported by Vigansky to move forward with the CTE program with Buchanan High School pending liability insurance coverage. Roll call vote carries unanimously.

3) Consider Thrill on the Hill Date and Budget

Motion made by Denison, supported by Swem to approve the Thrill on the Hill event planning for the dates of July 14th, 15th, and 16th 2023. Roll call vote carries unanimously.

B. Community Development Director Report- Rich Murphy

1) Consider 2023 marijuana permit renewals for G2 Development/7 Engines

A) Adult Use Retail permit at 1101 E. Front St.

B) Adult Use Grower Class C permit at 408 River St.

C) Medical Retail permit at 1101 E. Front St.

D) Adult Use Process permit at 408 River St.

Motion made by Weedon, supported by Vigansky to approve the 2023 marihuana permits for G2 Development/7engines for adult use retail and medical retail at 1101 E Front, adult use grower class C and adult use process at 408 River St. Roll call vote carries unanimously.

C. Fire Department Report -Director of Publis Saftey, Tim Ganus

1) Consider replacing the single-stage furnace unit in the fire department.

Motion made by Swem, supported by Money to approve the quote from Boelcke for replacing the single-stage furnace unit to not exceed the price of \$5885.00. Roll call vote carries unanimously.

Discussion about cleaning up around the back of the fire department.

2) Consider purchasing 13 SEER AC unit in the fire department.

Motion made by Swem, supported by Money to move to have the Finance Department budget installing an AC unit at the fire department in the amount of \$10,000.00 for the 2023-2024 budget year.

Yea: Money, Denison, Weedon, Swem

Nay: Vigansky

Motion carries 4 to 1.

D. Water Department Report- Craig Miller, Operator in Charge

1) Consider the 2023 Water Tower inspections with the camera option for both towers.

Motion made by Vigansky, supported by Swem to approve the 2023 water tower inspections in the amount of \$8,400.00 to be done after July 1, 2023. Roll call vote carries unanimously.

XII. Unfinished Business

XIII. New Business

XIV. Communications *(informational only, formal board action is not necessary for these items, unless so desired)*

XV. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Don Ryman- Concerns about water bill raises. Concerned about residents being harassed for distributing campaigning materials.

Michael Rowland- Update on the Concert Series. Michigan Gateway possibly working with the Fire Department to address some of their needs. Update on the Art Center, with looking to do some updates to the building. They are currently dealing with a sidewalk issue being a safety concern.

Cameron Macigewski- would like to discuss in the coming weeks to support a resolution decriminalizing entheogenic plants and fungi.

Katie Berry- currently is working on the Buchanan Community Schools Bond campaign. Informational sessions are scheduled for April 6th at Moccasin Elementary as well as April 20th at the High School. They have updated plans based on the fed back from the election in November. Encouraging residents to attend the informational sessions or answer anyone's questions about the proposed milage.

Jerry Flenar- Thanked the DPW crew for consistently helping with maintenance of the Trail. Flenar complemented them on being a great group to work with and need to be congratulated on that.

Fran Terry- Comments about the School Bond proposal, in support of what they are asking for.

Jim Crowne- Comments about parking on the streets overnight, question if that could be waived in the summer months.

XVI. Executive Comments

A. City Manager Comments

Lynch thanked the City Commission for providing him the opportunity to serve as your City Manager. In his short time here he has met wonderful people here at City Hall, at the different departments and some prideful citizens. Lynch has visited the Fire Station, Police Station, Wastewater Plant, Water Plant, and its well structurers, City Center Building, several parks and has walked several sections of the McCoy Creek Trail. Rich Murphy took him on a whirlwind tour of the city and showcasing all your completed achievements and those the commission has envisioned. On the administrative side he has reviewed every invoice and each bank statement and various financial documents. Going forward he plans on working with the commission and his co-workers on finding ways to control and reduce expenses, as well as increase revenues and be fiscally prudent with the city's finances. He also plans to evaluate and prioritize building, equipment and infrastructure needs. Lastly we will strive to provide excellent customer service to our citizens and provide opportunities for growth and enrichment for our most valuable assets, that being our employees.

B. Commissioner Comments

Money- Welcomed Lynch, the staff speaks highly of him already. To all in attendance, it can be frustrating to be up here. The commission is trying to spend the finances wisely, but we have been handed a lot of problems from prior commissions. They are all starting to settle right on top of us now. Thank you to everyone that shows up and please be patient and we will get through this. Thanked Michael Rowland for his work downtown. The Police Department right now is being overworked due to unforeseen circumstances, please thank the department for all the time they have been putting in.

Weedon- Thanked Lynch for taking the opportunity and believing in our community and giving the city a chance to deal with the changes of leadership. Excited to see what the future holds. Thanked Fran Terry for her comments, the city has difficult task in front of them to deal with financial burdens as well as the school system. Weedon went to the informational meetings for the school bond proposal and saw the essentials they need. Weedon believes the bond proposal is a must. Thanks to the Police Department and to Michael Rowland with all his work with his foundation and building. Thanks to the Michigan Main Street board as well. He thanked everyone for showing up and showing passion for the city.

Vigansky- The plywood will be replaced at the old video store on the hill. He would like to thank no one for it. Vigansky also commented that the door hangers for the school bond proposal are his and he will continue pass them out. He is asking that people do not harass others in the community hanging door signs.

Swem- There has been overwhelming support for Lynch, and proud that he is representing the community. Hopefully you will have continued success in the next 90-120 days. The staff is elated that Lynch is here, present, willing to help, and jump in. Walsh Municipalities has posted the Job for City Manager and he is looking forward to seeing what happens next with that. Swem expressed his support for the bond proposal, with the school being the most vital piece of infrastructure, without a school your houses are worth nothing. Former generations have invested in the building and he plans to the same for his children. Continue to invest in this community, school, and yourself.

C. Mayor Comments

Thanked everyone for coming tonight. One of the frustrating things is when no one shows up to a meeting, but when we have a hot topic, everyone comes enraged. Hoping more come out for other meetings to be informed. The city has been delt a bad hand, unfortunately cuts are going to have to be made, we have to start prioritizing our needs our wants. Raising water bills was discussed in 2018. When the city built the wastewater treatment plant, we agreed to charge the 8 percent to pay for the cost of infrastructure. The water bills were going to go up 8 percent no matter if we built a DPW building or not. The cost may seem out of reach, but he is a firm believer in attacking our challenges, not shrinking away. If we as a city try and play it safe and mitigate our struggle, we will never reach our potential. We have continually delayed the construction of the DPW site but are confident the commission has done its due diligence. The wastewater treatment plant is a great product, it was constructed in a way that would be beneficial for the city for years to come. The downtown streetscape infrastructure project will be done the same way, with what is best for the community in the long term. The DPW building will be the same way, built with thought and proper planning and the best interest to the city.

Thanked Tim Lynch, stating that he is very impressed and from what I hear yours is the type of leadership we have all been hoping for and waiting for. Thanked everyone for their continued work in the city. Sad news to hear that Pure Rituals downtown will be closing. It would be a shame to lose that business downtown.

Congratulations to all the Buchanan Sports Programs for all their success.

Thanked everyone for coming and it's great to see a full room and hope you continue to come and stay involved.

XVII. Adjourn

Meeting adjourned by Mayor Denison at 8:41 P.M.

Kalla Langston, City Clerk (transcribed due to absence)

Mayor Sean Denison